

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	12			
Program Progress:							
% of Funds Committed	96.33 %	96.88 %	8	95.51 %	66	62	
% of Funds Disbursed	83.05 %	91.24 %	12	87.58 %	18	23	
Leveraging Ratio for Rental Activities	5.17	3.03	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	56.38 %	93.71 %	11	82.17 %	7	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.45 %	83.92 %	8	71.17 %	74	72	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.14 %	83.38 %	12	81.54 %	18	21	
% of 0-30% AMI Renters to All Renters***	22.86 %	47.65 %	12	45.68 %	10	12	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.52 %	99.21 %	7	96.19 %	55	54	
Overall Ranking:			In State:	11 / 12	Nationally:	25 30	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,861	\$18,448		\$27,510	420 Units	49.50 %	
Homebuyer Unit	\$8,538	\$15,169		\$15,239	356 Units	41.90 %	
Homeowner-Rehab Unit	\$33,050	\$15,514		\$20,932	73 Units	8.60 %	
TBRA Unit	\$0	\$2,101		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

3.3 %

1.2 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	0.7	2.0	2.7	0.0
Black/African American:	98.3	95.8	87.7	0.0
Asian:	0.0	0.0	1.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.7	1.4	8.2	0.0
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HOUSEHOLD SIZE:

1 Person:	30.4	14.3	37.0	0.0
2 Persons:	25.4	24.2	20.5	0.0
3 Persons:	24.2	25.0	8.2	0.0
4 Persons:	12.0	21.1	12.3	0.0
5 Persons:	5.5	9.3	12.3	0.0
6 Persons:	2.4	3.4	5.5	0.0
7 Persons:	0.2	2.2	2.7	0.0
8 or more Persons:	0.0	0.3	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.7	14.3	23.3	0.0
Elderly:	5.5	0.8	26.0	0.0
Related/Single Parent:	45.9	54.8	27.4	0.0
Related/Two Parent:	9.1	21.1	12.3	0.0
Other:	4.8	8.7	11.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.8	0.0 #
HOME TBRA:	0.2	
Other:	14.4	
No Assistance:	75.6	

of Section 504 Compliant Units / Completed Units Since 2001 20

* The State average includes all local and the State PJs within that state

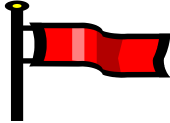
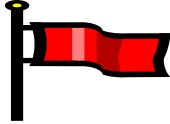
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gary State: IN Group Rank: 25
 (Percentile)
 State Rank: 0 / 0 PJs Overall Rank: 30
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	56.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	84.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	3.53	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

